

ID LWM - International District Live/Work Marketplace zone

Zone intent.

1. To provide a mixture of moderate density residential, commercial, entertainment, civic, and employment uses within a designated community activity center.-*
2. To create a more intensely built-up, pedestrian oriented environment, while accommodating automobiles and active areas of shops and related commercial activities.
3. To develop an interconnected street system; buildings oriented to the public street; mixed use including higher density residential; wrapped parking structures and on street parking.

Permitted Uses:

Any use not listed as a prohibited use shall be permissive.
See Healthy Communities Overlay Zone for additional information regarding uses in the International District.

Existing non-conforming uses shall be Approved Conditional uses.

Prohibited Uses.

Adult amusement establishment and adult store where not previously permitted
Uses first Permissive and Conditional in the I-P Industrial Park, M-1 Light Manufacturing, M-2 Heavy Manufacturing Zones,
Uses permitted and conditional in the P Parking or P-R Reserve Parking zones
Truck plaza
Taxidermy services
House, one per lot
Alcohol sales for off-premise consumption
The following SU-1 Special Uses: Adult amusement establishment or adult store, Automobile dismantling yard, Campground, Cemetery, Drilling, production or refining of petroleum gas or hydrocarbons, Gravel, sand or dirt removal activity, stockpiling, processing or distribution, hatching plant, Ore reduction, smelting, Planned development area, Planned residential development.

Building Placement.

10 foot maximum from public right-of-way (R.O.W.) with additional allowances for building articulation, courtyards and entryways.
No side setback requirement.
5 foot minimum rear setback requirement.

Height.

Minimum height: 26 feet; Maximum height: 78 feet except that properties within 150 ft of Zuni shall be limited in height to 45 feet.

Usable/Public Open Space.

A minimum 10% of the site area shall be designated as usable/public open space in the form of patios, plazas, balconies, roof decks, courtyards, or exterior walkways.

Landscape Standards

Landscape standards shall be per the City of Albuquerque Zoning Code (§ 14-16-3-10) except that the total landscape area required for each development shall be a minimum 5% of the net lot area.

Parking Standards

For Residential Uses: 1 space/unit minimum

For all other uses: 1/1000 square feet minimum

1. Parking shall be located to the side or rear of building.
2. Parking area shall be setback a minimum of 10 feet from the property line.
3. Parking area shall be buffered from public ROW by a minimum 10 foot landscaped area and a site wall or continuous plant material a minimum of 3 feet high.

Triggers for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New buildings
- Additions to existing structure of more than 25% of gross square footage
- Major façade alterations of existing structures shall comply to design requirements where possible.

Exemptions for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New uses in existing structures
- Tenant improvements (improvements to the interior of a building)
- Building repairs, window and door replacements, new stucco and paint, new roof
- For additions of more than 25% of gross square footage which cannot meet the building placement requirements of this zone due to existing site constraints, two or more of the following pedestrian realm requirements shall be considered equivalent per Planning Director approval, in conjunction with a site wall a minimum of 3 feet high. Parking shall not be permitted within the front setback if alternative areas for parking are available on site.

For every 200 Linear Feet of street frontage:

- Water element (fountain, spray park, pond)
- Hardscaped plaza with colored scored concrete or pavers.
- Fixed seating or movable seating 1/20 Linear Feet minimum
- Grove a minimum of 3 rows wide and 3 rows long
- 2 shrub + 1 tree /60 Linear Feet
- Shade structure
- Mural
- Public Art/Sculpture
- Landscape Feature (planted area, garden, play area)
- Allee of trees, two rows of 25 feet on center

ID NF - International District Neighborhood Flex Zone

A zone which allows a vertical and horizontal mixture of use and is sensitive to the existing abutting residential areas, providing a variety of housing opportunities and flexible neighborhood commercial opportunities to serve adjacent neighborhood needs.

Permitted Uses.

C-1 Neighborhood and R-2 Residential permissive uses.

See Healthy Communities Overlay Zone for additional information regarding uses in the International District.

C-1 and R-2 conditional uses provided they are within a fully enclosed building.

Existing non-conforming uses shall be Approved Conditional uses.

Prohibited Uses.

Alcohol sales for off-premise consumption

House, one per lot

Gasoline sales

Building Placement.

10 foot maximum front setback from public R.O.W. with additional allowances for building articulation, courtyards, patios, and entryways.

No side setback requirements.

5 foot minimum rear setback. 15 foot minimum setback from residential areas.

Height.

Maximum height: 26 feet.

Usable/Public Open Space.

A minimum 20% of the site area shall be designated as usable/public open space in the form of patios, plazas, exterior walkways, balconies, roof decks or courtyards.

Landscape Standards

Landscape standards shall be per the City of Albuquerque Zoning Code (§ 14-16-3-10) except that the total landscape area required for each development shall be a minimum 10% of the net lot area.

Parking Standards

For Residential Uses: 1 space/unit minimum

For all other uses: 1/1000 square feet minimum

1. Parking shall be located to the side or rear of building.
2. Parking area shall be setback a minimum of 10 feet from the property line.
3. Parking area shall be buffered from public ROW by a minimum 10 foot landscaped area and a site wall or continuous plant material a minimum of 3 feet high.

Triggers for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New buildings
- Additions to existing structure of more than 25% of gross square footage
- Major façade alterations of existing structures shall comply to design requirements where possible.

Exemptions for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New uses in existing structures
- Tenant improvements (improvements to the interior of a building)
- Building repairs, window and door replacements, new stucco and paint, new roof
- For additions of more than 25% of gross square footage which cannot meet the building placement requirements of this zone due to existing site constraints, two or more of the following pedestrian realm requirements shall be considered equivalent per Planning Director approval, in conjunction with a site wall a minimum of 3 feet high. Parking shall not be permitted within the front setback if alternative areas for parking are available on site.

For every 200 linear feet (LF) of street frontage:

- Water element (fountain, spray park, pond)
- Hardscaped plaza with colored scored concrete or pavers.
- Fixed seating or movable seating 1/20 LF minimum
- Grove a minimum of 3 rows wide and 3 rows long
- 2 shrub + 1 tree /60 LF
- Shade structure
- Mural
- Public Art/Sculpture
- Landscape Feature (planted area, garden, play area)
- Allee of trees, two rows of 25 feet on center

ID CF 1 - International District Community Flex zone 1

A mixed use commercial zone that is sensitive to the existing abutting residential areas, allowing for flexible commercial and residential opportunities.

Permitted Uses.

C-2 Community Commercial and R-2 Residential permissive uses

See Healthy Communities Overlay Zone for additional information regarding uses in the International District.

C-2 and R-2 conditional uses provided they are within a fully enclosed building.

Existing non-conforming uses shall be Approved Conditional uses.

Prohibited Uses.

Alcohol sales for off-premise consumption

House, one per lot

Building Placement.

10 foot maximum front setback from public right-of-way (R.O.W.) with additional allowances for building articulation, courtyards, patios, and entryways.

No side setback requirements.

5 foot minimum rear setback. 15 foot minimum setback from residential areas.

Height.

Maximum height: 36 feet.

Usable/Public Open Space.

A minimum 20% of the site area shall be designated as usable/public open space in the form of patios, plazas, exterior walkways, balconies, roof decks or courtyards.

Landscape Standards

Landscape standards shall be per the City of Albuquerque Zoning Code (§ 14-16-3-10) with the following except that the total landscape area required for each development shall be a minimum 10% of the net lot area.

Parking Standards

For Residential Uses: 1 space/unit minimum

For all other uses: 1/1000 square feet minimum

1. Parking shall be located to the side or rear of building.
2. Parking area shall be setback a minimum of 10 feet from the property line.
3. Parking area shall be buffered from public ROW by a minimum 10 foot landscaped area and a site wall or continuous plant material a minimum of 3 feet high.

Triggers for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New buildings
- Additions to existing structure of more than 25% of gross square footage
- Major façade alterations of existing structures shall comply to design requirements where possible.

Exemptions for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New uses in existing structures

- Tenant improvements (improvements to the interior of a building)
- Building repairs, window and door replacements, new stucco and paint, new roof
- For additions of more than 25% of gross square footage which cannot meet the building placement requirements of this zone due to existing site constraints, two or more of the following pedestrian realm requirements shall be considered equivalent per Planning Director approval in conjunction with a site wall a minimum of 3 feet high. Parking shall not be permitted within the front setback if alternative areas for parking are available on site.

For every 200 linear feet (LF) of street frontage:

- Water element (fountain, spray park, pond)
- Hardscaped plaza with colored scored concrete or pavers.
- Fixed seating or movable seating 1/20 LF minimum
- Grove a minimum of 3 rows wide and 3 rows long
- 2 shrub + 1 tree /60 LF
- Shade structure
- Mural
- Public Art/Sculpture
- Landscape Feature (planted area, garden, play area)
- Allee of trees, two rows of 25 feet on center

ID CF 2 - International District Community Flex zone 2

A mixed use zone that is sensitive to the existing mixture of residential and commercial uses, and permits a vertical mixture of uses to form a vibrant community.

Permitted Uses.

C-2 Community Commercial and R-3 Residential permissive uses.

See Healthy Communities Overlay Zone for additional information regarding uses in the International District.

C-2 and R-3 conditional uses provided they are within a fully enclosed building.

Existing non-conforming uses shall be Approved Conditional uses.

Prohibited Uses.

Alcohol sales for off-premise consumption

House, one per lot

Building Placement.

10 foot maximum front setback from public right-of-way (R.O.W.) with additional allowances for building articulation, courtyards, patios, and entryways.

No side setback requirements.

5 foot minimum rear setback. 15 foot minimum setback from residential areas.

Height.

Maximum height: 36 feet.

Usable/Public Open Space.

A minimum 20% of the site area shall be designated as usable/public open space in the form of patios, plazas, exterior walkways, balconies, roof decks or courtyards.

Landscape Standards

Landscape standards shall be per the City of Albuquerque Zoning Code (§ 14-16-3-10) except that the total landscape area required for each development shall be a minimum 10% of the net lot area.

Parking Standards

For Residential Uses: 1 spaces/unit minimum

For all other uses: 1/1000 square feet minimum

1. Parking shall be located to the side or rear of building.
2. Parking area shall be setback a minimum of 10 feet from the property line.
3. Parking area shall be buffered from public ROW by a minimum 10 foot landscaped area and a site wall or continuous plant material a minimum of 3 feet high.

Triggers for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New buildings
- Additions to existing structure of more than 25% of gross square footage
- Major façade alterations of existing structures shall comply to design requirements where possible.

Exemptions for compliance with setback and height standards, and applicable standards in the Healthy Communities Overlay Zone

- New uses in existing structures
- Tenant improvements (improvements to the interior of a building)
- Building repairs, window and door replacements, new stucco and paint, new roof
- For additions of more than 25% of gross square footage which cannot meet the building placement requirements of this zone due to existing site constraints, two or more of the following pedestrian realm requirements shall be considered equivalent per Planning Director approval in conjunction with a site wall a minimum of 3 feet high. Parking shall not be permitted within the front setback if alternative areas for parking are available on site.

For every 200 linear feet (LF) of street frontage:

- Water element (fountain, spray park, pond)
- Hardscaped plaza with colored scored concrete or pavers.
- Fixed seating or movable seating 1/20 LF minimum
- Grove a minimum of 3 rows wide and 3 rows long
- 2 shrub + 1 tree /60 LF
- Shade structure
- Mural
- Public Art/Sculpture
- Landscape Feature (planted area, garden, play area)
- Allee of trees, two rows of 25 feet on center

Healthy Communities Overlay Zone for the International District

Overlay Zone Intent: An overlay zone to support the growth of healthy neighborhoods and communities within the International District by ensuring access to healthy food, supporting a diverse economy, developing a walkable community with access to goods and services and providing opportunities for people of diverse cultures and age groups to live, work and play within the District.

Applicability: This overlay zone shall apply to the entire area within the boundary of the International District Sector Development Plan.

Uses.

1. Existing package liquor uses shall be Approved Conditional Uses. New package liquor sales are prohibited.
2. Auto related uses such as drive up facilities, auto repair, service, sales and gasoline sales, shall meet pedestrian friendly design requirements. See C. below.
3. Existing lending facilities that are not affiliated with a Federally secured bank shall be a Approved Conditional Uses. New lending facilities that are not affiliated with a Federally secured bank are prohibited.
4. Food/Vending carts shall be permitted.
5. A Community garden is an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or ornamental crops, such as flowers, for personal or group use, consumption or donation, or to be sold for profit. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Community gardens shall be permitted provided they are on local or collector streets. The following shall be permitted in conjunction with a community garden use:

- a. Green house and shed. A building made of glass, plastic, or fiberglass in which plants are cultivated.
Accessory structures such as green houses and sheds shall meet setback and height requirements of the underlying zone.
- b. Hoop houses and cold frames. A hoop house is a structure made of tubing or other material covered with translucent plastic, constructed in a "half-round" or "hoop" shape. A coldframe is an unheated outdoor structure consisting of a frame and a top of glass or clear plastic. Both are used for temporarily protecting seedlings and plants from the cold.
Temporary hoop houses and cold frames are not required to meet setback requirements.
- c. Sale of items grown at the site shall be limited to one day a week during the growing season in residential zones, and shall not be limited in commercial zones.
- d. Signs for community gardens. In residential zones, the signs shall be limited to identification, information and directional signs, including sponsorship information where the sponsorship information is clearly secondary to other permitted information on any particular sign. Signs shall be limited to 24 square feet in area and shall not be illuminated by neon or back-lit. Acceptable materials for signs shall be limited to wood or metal. Banners shall only be permitted for events and shall be displayed during and up to two days prior to the scheduled event. Signs in commercial zones shall meet requirements of underlying zone.
- e. Off-street parking. In residential areas off-street parking shall be permitted only for those garden sites exceeding 15,000 square feet in lot area. Off-street parking shall be limited in size to ten percent (10%) of the garden site lot area and shall be surfaced with gravel or other pervious material.. For all zones: Off-street parking shall not be permitted within the front setback. Parking shall be located on the side or rear of lot where possible, and shall be screened from view by vegetative material, walls or fencing a minimum of 3 feet high. Off-

- street parking shall meet additional requirements of underlying zone.
- f. Walls and fences. Walls and fences within the front setback shall be limited to 6 feet in height and shall be see-through, using materials or openings, for a minimum of 50% of the vertical area. Walls and fences shall maintain a minimum front setback of 5 feet with the remaining setback area landscaped with vegetative cover.

Building and Site Layout Requirements.

Triggers for compliance with building and site layout requirements:

- New buildings
- Additions to existing structure of more than 25% of net square footage
- Major façade alterations of existing structures shall comply with requirements where possible.

Exemptions from compliance with building and site layout requirements:

- New uses in existing structures
- Tenant improvements (improvements to the interior of a building)
- Building repairs, window and door replacements, new stucco and paint, new roof
- See Non Conforming Sites for alternatives to Building and Site layout requirements for additions to existing structures

A. For Commercial and Mixed Use zones, in addition to requirements of the underlying zone:

1. Buildings shall be oriented to the street where possible. Building facades shall have windows or doors which front the street to provide visual interest for the pedestrian and to encourage “eyes on the street”. Ground floor windows shall provide window displays or other features at a pedestrian scale.
2. Buildings which face south or west shall provide shading of the public sidewalk in the form of awnings, overhangs, arcades, trees or other methods approved by the Planning Director for a minimum of 50% of the street frontage.
3. Parking shall be located to the rear or side of building where possible. No new parking shall be permitted between a building and the public ROW. See below for Shopping Center site requirements.
4. Shopping center sites may be setback with parking in the front portion of the lot. Parking areas shall not be located within 15 feet of a public right-of-way (ROW) and shall be buffered by a minimum 3 foot high wall and a landscaped area with a minimum of 1 tree and 2 shrubs for every 50 square feet. Where possible, pad site buildings or portions of the development should front the street, with windows and doors oriented to the public ROW and shall provide direct pedestrian access to the public ROW. Access from the public ROW to buildings setback from the street shall be provided a minimum of every 300 linear feet along the public ROW via designated pedestrian paths with lighting, street trees for every 20 linear feet (LF) and 1 bench per 50 LF.
5. New Curb cuts shall be limited to one per 150 LF. per lot. Roll curbs shall not be permitted.

B. For Multifamily Residential Zones in addition to requirements of the underlying zone:

Single-family development is exempt from the following:

1. Building Frontage and Articulation. The following regulations shall apply to all facades fronting a street:
 - a. The design standards of § 14-16-3-18 1 (C)(2)(a)(b)(c)(d) and (e) shall apply.

- b. The design standards of § 14-16-3-18 (D)(2), except section (h), shall apply.
 - c. A minimum of 30% of the ground floor shall have windows. For facades with doors, the percentage of windows may be reduced to 20%.
 - d. Upper floors shall have a minimum of 20% glazing.
 - e. The primary entry to the building shall be oriented toward the street or within 50 feet of a central courtyard.
- 2. Alleys: Existing alleys should remain in place to provide access to a site.
- 3. Building Placement:
 - a. Buildings shall be set back 0 to 15 feet from property lines adjacent to a street.
 - b. Side and rear setbacks shall be pursuant to the underlying zone.
- 4. Pedestrian Access: Residential uses shall provide direct pedestrian connections from the residential building(s) to all street sidewalks and to other building(s) on the premise or project site. See §14-16-3-1-H.
- 5. Landscaping:
 - a. Building setbacks not used for pedestrian activity shall have a minimum landscape area of 50%. Asphalt is not a permitted material within the setback area.
 - b. Landscaping on roof decks may be counted toward the required area landscaping as regulated by §14-16-3-10.
- 6. Parking Placement: Parking shall be located to the rear or to the side of a building, in a common parking area located interior to the block, or in a combination of the above. Parking is not permitted between a building and the street on which it fronts if alternative areas for parking are available on site. Parking areas between a building and a side street are limited to 64 feet in width and shall have landscaped buffers facing the streets with a minimum depth of 4 feet and a screen wall with a minimum height of 36 inches. Wall material shall be as regulated by §14-16-3-19(c).
- 7. Open Space, in lieu of parking. For existing multi-family developments that are non compliant with existing Usable Open Space requirements, parking requirements may be reduced to 1/unit such that excess parking areas be dedicated as Usable Open Space. Usable Open Space shall be developed to meet requirements of underlying zone.
- 8. New Curb cuts shall be limited to one per 150 LF. per lot. Roll curbs shall not be permitted.

C. Pedestrian friendly requirements for auto-related uses

- 1. In order to support the development of a safe and attractive pedestrian realm, the following requirements shall guide the site development of auto-related uses such as, but not limited to drive up bank tellers, drive through restaurants and pharmacies.
 - a. Drive through/up Standards. Drive through/up buildings shall not have queuing lane parallel to a Collector or higher within 50 feet of the front property line.
 - b. Drive through/up queuing lane and window shall be buffered from a public R.O.W by a minimum of a 5 foot landscape area with a 3 foot site wall or building, excluding drive aisle.
 - c. Queuing lane shall not be permitted between front of building and public ROW.
 - d. Multiple queuing lanes for banks are not permitted to front or run parallel along Arterials.
- 2. In addition the following requirements shall apply to Drive-through restaurants.
 - a. Buildings shall be located within 20 feet of the front setback.
 - b. Buildings shall orient to the street with direct pedestrian access from the public sidewalk.

c. A minimum 100 square foot outdoor eating patio with shaded seating shall be provided. Eating patio shall be integrated with main building through the use of similar materials and shall be enclosed by a 3 foot high wall.